



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043945

AFTER RECORDING RETURN TO:

Mr. and Mrs. Charles R. Branch

907 Violet Ct.
Fairfield, CA 94533UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEROBERT V. MONASTERO, hereinafter called GRANTOR(S), convey(s) to
CHARLES R. BRANCH and SHIRLEY R. BRANCH, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 18 in Block 26, Tract No. 1005, FOURTH ADDITION TO KLAMATH
RIVER ACRES, in the County of Klamath, State of Oregon.

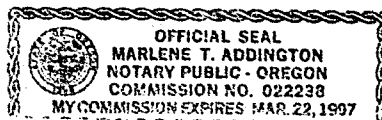
Code 95, Map 3907-35A0, Tax Lot 1300

OKB
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$90,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of October, 1995.

ROBERT V. MONASTERO

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 30th
day of October, 1995, by ROBERT V. MONASTERO.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of November A.D., 19 95 at 11:17 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 29872.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Annette Mueller